



City of Olympia

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Meeting Minutes Planning Commission

Monday, September 23, 2013

6:30 PM

Room 207

1.A ROLL CALL

Present: 9 - Chair Jerome Parker, Vice Chair Judy Bardin, Commissioner Kim Andresen, Commissioner Jessica Bateman, Commissioner Max Brown, Commissioner Darrell Hoppe, Commissioner Roger Horn, Commissioner Carole Richmond, and Commissioner Missy Watts

2. APPROVAL OF AGENDA

Commissioner Andresen moved, seconded by Commissioner Bateman, to approve the agenda. The motion carried by the following vote:

Aye: 9 - Chair Parker, Vice Chair Bardin, Commissioner Andresen, Commissioner Bateman, Commissioner Brown, Commissioner Hoppe, Commissioner Horn, Commissioner Richmond and Commissioner Watts

3. PUBLIC COMMENT - None

4. ANNOUNCEMENTS

Community Planning and Development Deputy Director Leonard Bauer explained the "Greening America's Capitals Program". Application for the grant defines greening as infrastructure planning related to plants. The Environmental Protection Agency is providing 3-5 capital cities with technical design assistance for projects that promote smart growth. The City of Olympia has submitted a proposal requesting assistance with a redesign of the Capital Way streetscape. He is expecting to get a response in a couple of months. Staff will provide a copy of the submittal.

5. INFORMATION REQUESTS

Mr. Bauer explained the two areas of concern regarding the Community Renewal Area (CRA) Process. A Community Renewal Area must find blight as it's defined in the statute. The City may use the community renewal tool to address the blight. He outlined the CRA process.

The Citizen Advisory Committee (CAC) met and was told they will know more after the October 1 City Council meeting.

Council has begun to discuss all the components of the Downtown Master Plan and will determine priorities for 2014 and 2015 to encompass all aspects and have the broadest community conversation possible.

The 1063 block replacement project for the new state office building does include sustainable design features. The City does not have regulatory jurisdiction, but is, and will continue to be, in conversation with the State regarding that. Commissioners want to know more about it.

2013 March 2014 OPC work items were presented by staff. October 7 will be the deadline for public to comment.

The recreational use of marijuana regulation may come before the Commission but is currently on hold.

The work plan structure for 2014 may be revised in order to be more efficient with the Commission's time.

Discussion of the low barrier shelter as part of the commission's work.

6. BUSINESS ITEMS

[13-0799](#) Deliberation: Code Amendment to Change Rezone Hearing Body

Principal Planner Todd Stamm provided an overview of a potential code change to make the Planning Commission the hearing body on all rezones. A more comprehensive overview is in the agenda packet. Mr. Stamm gave examples of property owner feedback regarding the amendment, and responded to questions about the decision-making and appeal process, costs, timing, and public comment opportunities.

Chair Parker opened the public hearing:

Bob Jacobs of 720 Governor Stevens spoke about the role of the Planning Commission.

Walt Jorgenson of 823 North Street spoke about the hearing examiner and Planning Commission decision-making processes. He supports the continuation of rezoning issues being handled by the Planning Commission.

Chair Parker closed the public hearing.

[13-0750](#) Review of the 'Urban Neighborhoods' Proposals

Discussion:

- Bob Jacobs talked about the role of Planning Commission in small towns. He asked

if this would be more a policy making or policy planning role.

- Walt Jorgenson discussed points on the plan and asked for clarification . He thanked staff and the Commission.
- Staff presented the material outlined in the staff report. Maps were reviewed. Earlier land use maps were compared with current land use maps. Areas of comparable density were described and defined as having different usage and details relevant to specific areas.
- David Gular asked about Wildwood density related to the table on page 39 of the packet.
- Staff responded and detailed the forecasting process . Density is spread out over the entire radius of an area so numbers are related, but not comparable.
- Page 11 on the staff reports outlined goals and these goals were read .
- Recommendations by the Commission include focusing money on the nodes.
- Future Land Use map changes were explained. Some language was changed in the addendum and this was described.
- Vice Chair Bardin commented that future climate change considerations need to be better integrated.
- Staff pointed out urban corridor categories are unclear and the purpose of this and future meetings is to sort this out.
- Policies are outlined in the draft on page 60. More questions from the Commissioners were discussed regarding heights. The table on page 91 includes height measurements.
- Suggestions for staff for the next meeting were presented .
- Suggestion for the next meeting is to explore the unintended consequences of language that needs to be clarified.

Public Comment Included:

- Reexamination of South Capital for density was requested.
- What is the intention for Capital Mall?
- Parking lots as potential growth areas were discussed.
- Links between Sustainable Thurston and regional planning should be established .
- Standardizing language needs to be refined. Get a definition for density that is consistent.
- Jim Zahn asked how economics will drive the development.
- North Carlyon Neighborhood Association President Carl See stressed the need for really clear definitions so he can communicate to the association what changes are predicted. Tumwater Brewery plans will impact development and could easily be brought into the discussion.

13-0750 Review of the 'Urban Neighborhoods' Proposals

[13-0596](#)

Deliberation: OPC Recommendation on the Draft 2014-2019
Capital Facilities Plan

Further discussion was recommended and will continue at the next Planning Commission meeting on 10/7/2013.

7. APPROVAL OF MINUTES

[13-0759](#) Approval of August 19, 2013 Planning Commission Meeting Minutes

Approval of the minutes was postponed until the next Planning Commission meeting on 10/7/2013.

[13-0734](#) Approval of September 9, 2013 Planning Commission Meeting Minutes

Approval of the minutes was postponed until the next Planning Commission meeting on 10/7/2013.

8. REPORTS - None**9. ADJOURNMENT**

The meeting was adjourned.